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AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 17, 2016
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on November 3, 2016.

OLD BUSINESS

2. Discussion of Tourist Accommodations.
3. Discussion of PUD's.

Chapter 100- Zoning

Sec. 110-3. - Definitions.

Bed and breakfast inn, A-R, a bed and breakfast inn allowed as a conditional use in the A-R zoning district.

Bed and breakfast inn, (See ~~Hotel.~~) a bed and breakfast inn allowed as a conditional use in the C-H and O-I zoning districts.

Guestroom shall mean a room occupied or intended, arranged or designed for occupancy by one or more occupants and used for that purpose and where overnight occupancy is allowed.

Hotel means a building in which overnight accommodations are provided to the public and the innkeeper. The term "hotel" includes the terms "motel" ~~and "bed and breakfast."~~

Sec. 110-144. - C-H, Highway Commercial District.(b)

Permitted uses. The following uses shall be permitted in the C-H zoning district:

(39) Hotel ~~and/or bed and breakfast~~;

(c) *Conditional uses.*

(?) *Bed and breakfast inn*;

Sec. 110-142. - O-I, Office-Institutional District.

(b) *Permitted principal uses and structures.* The following permitted uses shall be allowed in the O-I zoning district:

(?) Hotel

(d) *Conditional uses.*

(?) *Bed and breakfast inn*;

~~(9) Hotel and/or bed and breakfast;~~

Sec. 110-169. - Conditional use approval.

A-R bed and breakfast inn. Allowed in the A-R zoning district.

1. Minimum lot size: ten (10) acres.
2. The bed and breakfast inn shall be limited to no more than five guest rooms and no more than 10 occupants. Maximum permitted capacity shall be set by the Fayette County Health Department and/or Fayette County Fire Marshal, as applicable.
3. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.

4. These facilities shall not be permitted on a lot which accesses a road designated as an internal local road by the county thoroughfare plan and/or the County Engineer.
5. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.
6. Adequate off-street parking shall be required. A prepared surface is not required for the parking areas. Parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

Bed and breakfast inn. Allowed in the C-H and O-I zoning districts.

1. The bed and breakfast inn shall be limited to no more than 10 guest rooms. Maximum permitted capacity shall be set by the Fayette County Health Department and/or Fayette County Fire Marshal, as applicable.
2. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.
3. These facilities shall meet the requirements of the County Code, Article VI. Tourist Accommodations.

~~cc. *Hotel and/or bed and breakfast.* Allowed in the O-I zoning district. A minimum 30-foot buffer plus the required setbacks shall separate all buildings and use areas from any residential or A-R zoning district. However, off-street parking areas may be located within the setback areas.~~

Sec. 110-149. - Planned unit development.

(d) Planned mixed-use residential and business development (PMRBD-PUD) or
Planned residential cottage industry development (PRCID- PUD)

- (1) Purpose. The intent of a planned _____ development is to allow mixed-use development with principal single-family residential and incidental business uses. The characteristics of a P____D are: in conjunction with a principal residence conducts on-site business operations, clients/customers visit the site, shipments of goods and deliveries occur, and non-occupant employs will be on site.
- (2) Permitted residential uses. Planned ____ development shall contain single-family dwellings and residential accessory buildings and uses shall also be allowed per article III of this chapter.
- (3) Permitted business uses. A list of proposed business uses shall be submitted with the summary of intent. Only those business uses approved through the rezoning process shall be allowed in the P____D. Any approved business that is listed as a conditional use in Article V shall meet the conditional use requirements, as is applicable.
- (4) Minimum dimensional and other requirements in the P____D shall be as follows:
 - a. Development size: 75 contiguous acres
 - b. The proposed development shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
 - c. A minimum buffer of 100 feet shall be provided around the periphery of the development.
 - d. Minimum lot size: 15 acres.
 - e. Minimum lot width: 250 feet
 - f. Minimum house size: 2,300 sf
 - g. Front yard setback: 75 feet
 - h. Side yard setback: 50 feet (except where the 100 foot buffer is applicable).
 - i. Rear yard setback: 75 feet (except where the 100 foot buffer is applicable).
Height limit: 35 feet.
 - j. Lights shall be established in such a way that adjacent properties and residents are not adversely affected, and that no direct light is cast upon said properties and residents.
 - k. The business shall be owned and operated by the occupants of the property upon which the business operation is conducted.
 - l. Including the owner/occupants, no more than three (3) persons shall be employed on-site by a business.
 - m. All structures associated with the business are allowed in the rear yard only behind the principal residence and must be fully enclosed.
 - n. All vehicles associated with the business must be parked in the rear yard only.
 - o. All business structures and operation areas, including business vehicle parking, shall be setback a minimum of 100 feet from all property lines.
 - p. All materials, equipment, supplies, and inventory associated with the business shall be stored, operated and maintained within the business structure.
 - o. The hours of operation, in the context of clients/customers shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday.